

Board of Supervisors Land Use Policy Committee

April 25, 2023

Government Center Conference Room 11

Board of Supervisors (Board) Members present:

Jeff McKay, Chairman
James Walkinshaw, Braddock District
John Foust, Dranesville District
Walter Alcorn, Hunter Mill District
Rodney Lusk, Franconia District
Dan Storck, Mount Vernon District
Dalia Palchik, Providence District
Pat Herrity, Springfield District
Kathy Smith, Sully District (Committee Chair)
Penelope Gross, Mason District (Vice Chairman) was absent from the meeting.

The Land Use Policy Committee (Committee) meeting was called to order at 9:30 a.m.

The summaries of the February 14 and March 28, 2023, Committee meetings were accepted without change.

Outdoor Dining:

Lily Yegazu, Principal Planner, Zoning Administration Division (ZAD), Department of Planning and Development (DPD) presented proposed amendments regarding outdoor dining provisions in the Zoning Ordinance. Also in attendance were Tracy Strunk, Director, DPD, Leslie Johnson, Zoning Administrator, ZAD, DPD, and Bill Mayland, ZAD, DPD. Ms. Yegazu provided information on the background, existing Zoning Ordinance provisions, and uncodified Emergency Ordinance provisions enacted during the COVID pandemic. The proposal is to codify regulations contained in the emergency ordinance within the Zoning Ordinance to allow outdoor dining as a permitted accessory use. The proposed amendment include definitions, provisions, and procedures to permit outdoor dining by right or by administrative permit when located within a parking lot and establishes standards related to location, size and hours of operation of the outdoor dining. The next steps include additional outreach and a timeline for public hearings.

Discussion ensued with input from staff regarding proposed options for an administrative permit process, permitted types of structures, and outreach. John Walser, Fire Marshal's Office, provided information related to the requirements and process for approval under the fire code. It was the consensus of the Committee that staff move forward as discussed.

Reston Comprehensive Plan Amendment:

Chris Caperton, Deputy Director, DPD, presented an update of the draft Reston Comprehensive Plan Amendment process. Also in attendance were Tracy Strunk, St. Clair Williams, Senior Planner, DPD, and Planning Commissioner John Carter, Hunter Mill District. Mr. Caperton provided an update on the Planning Commission workshops and staff review efforts since the presentation at the October 2022 Committee meeting, and briefly described proposed changes to the draft Reston Comprehensive Plan text topics, including Equity, Community Health and Economic Development and Affordable Housing.

Discussion ensued with input from staff regarding the affordable housing Average Median Income recommendations; comparison on Reston goals to countywide policy plan; clarification of competitive wage scale; schedule of the amendment process; plain and streamlined language, and terms encouraged vs required; and of Reston AMI chart comparison to Tysons TSA. The Committee thanked staff for their efforts and raised some concerns which the staff will review and move forward as discussed.

The Committee meeting adjourned at 10:35 a.m.

The next Committee meeting is scheduled for May 16, 2023, at 9:30 a.m.